HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: June 2016

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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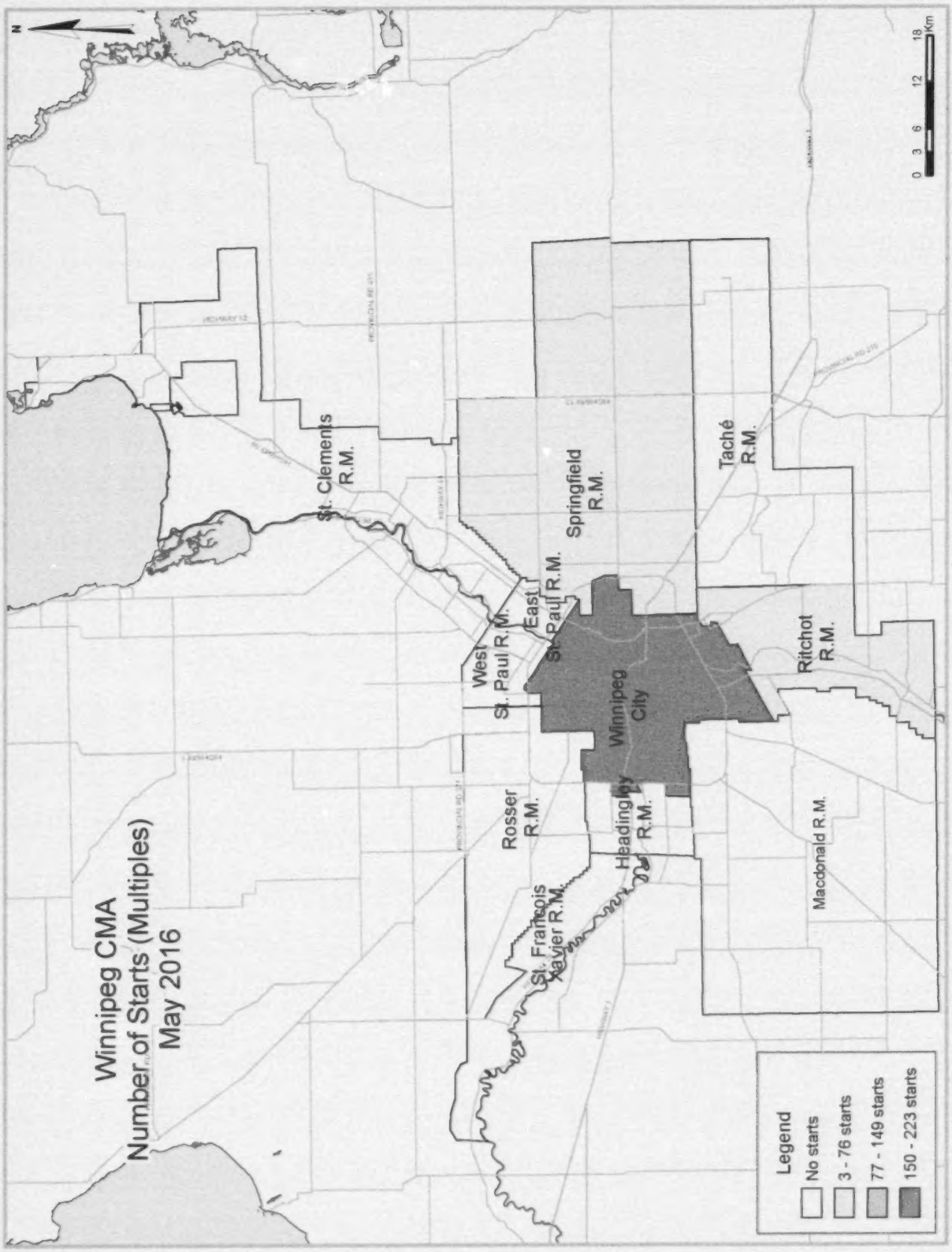
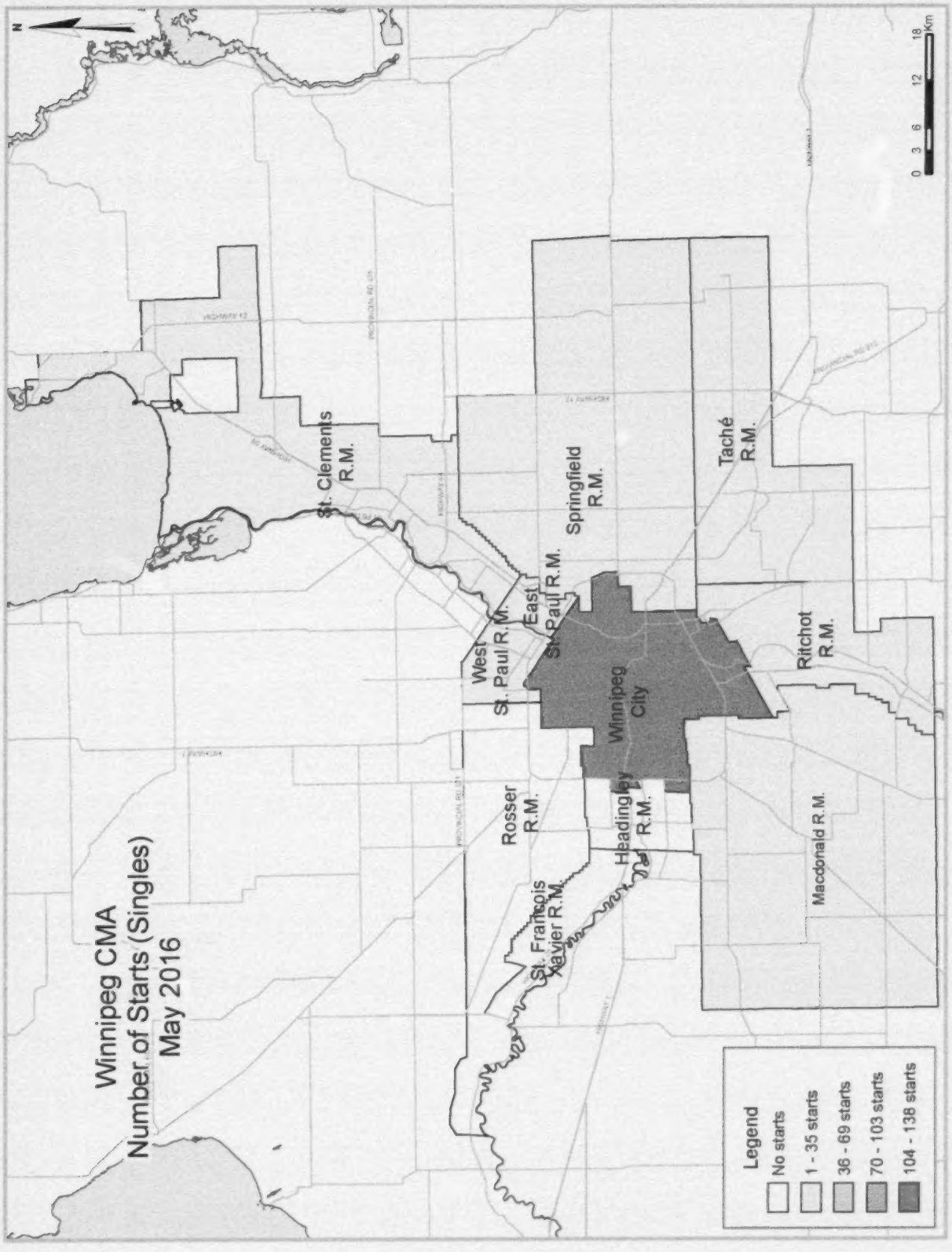
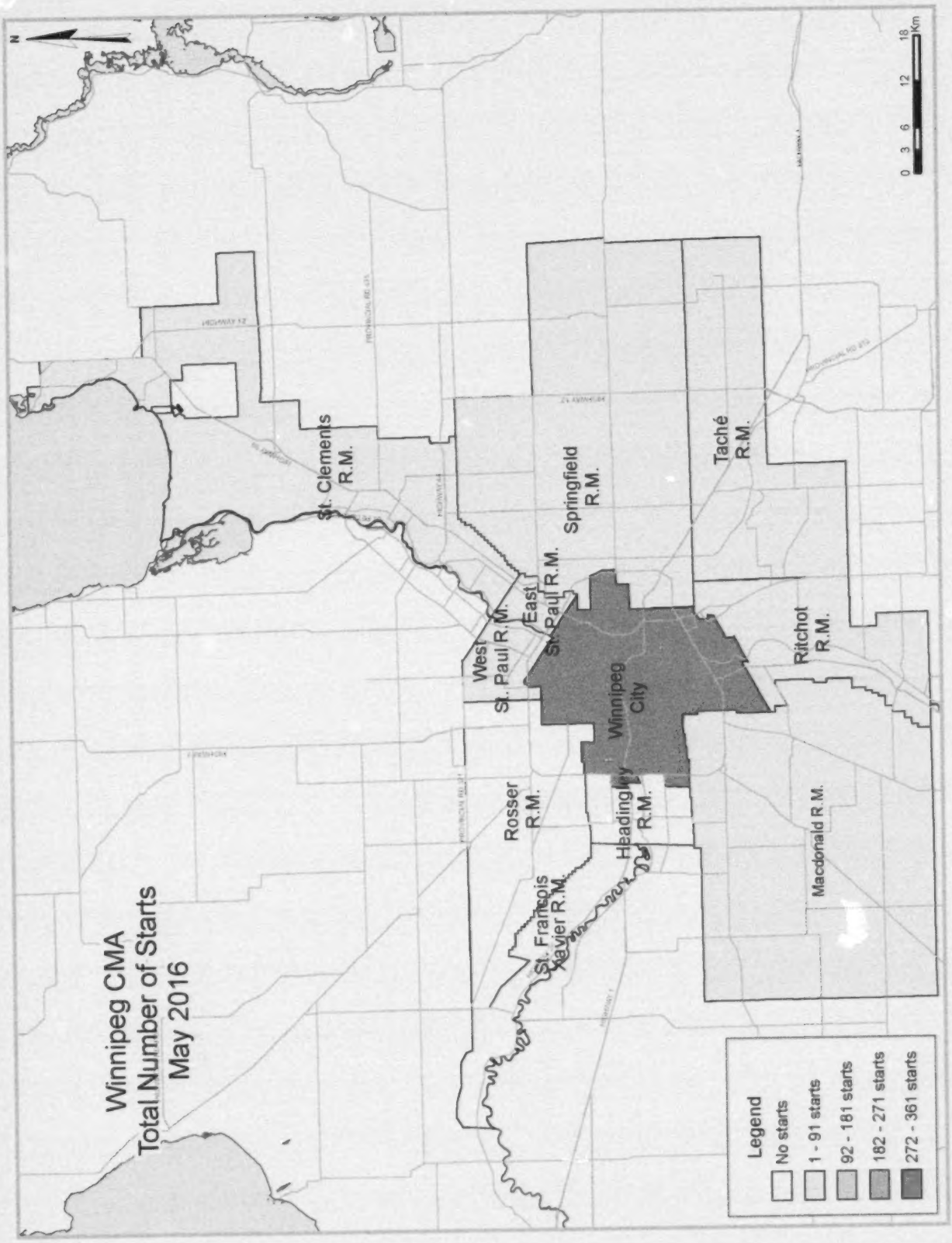
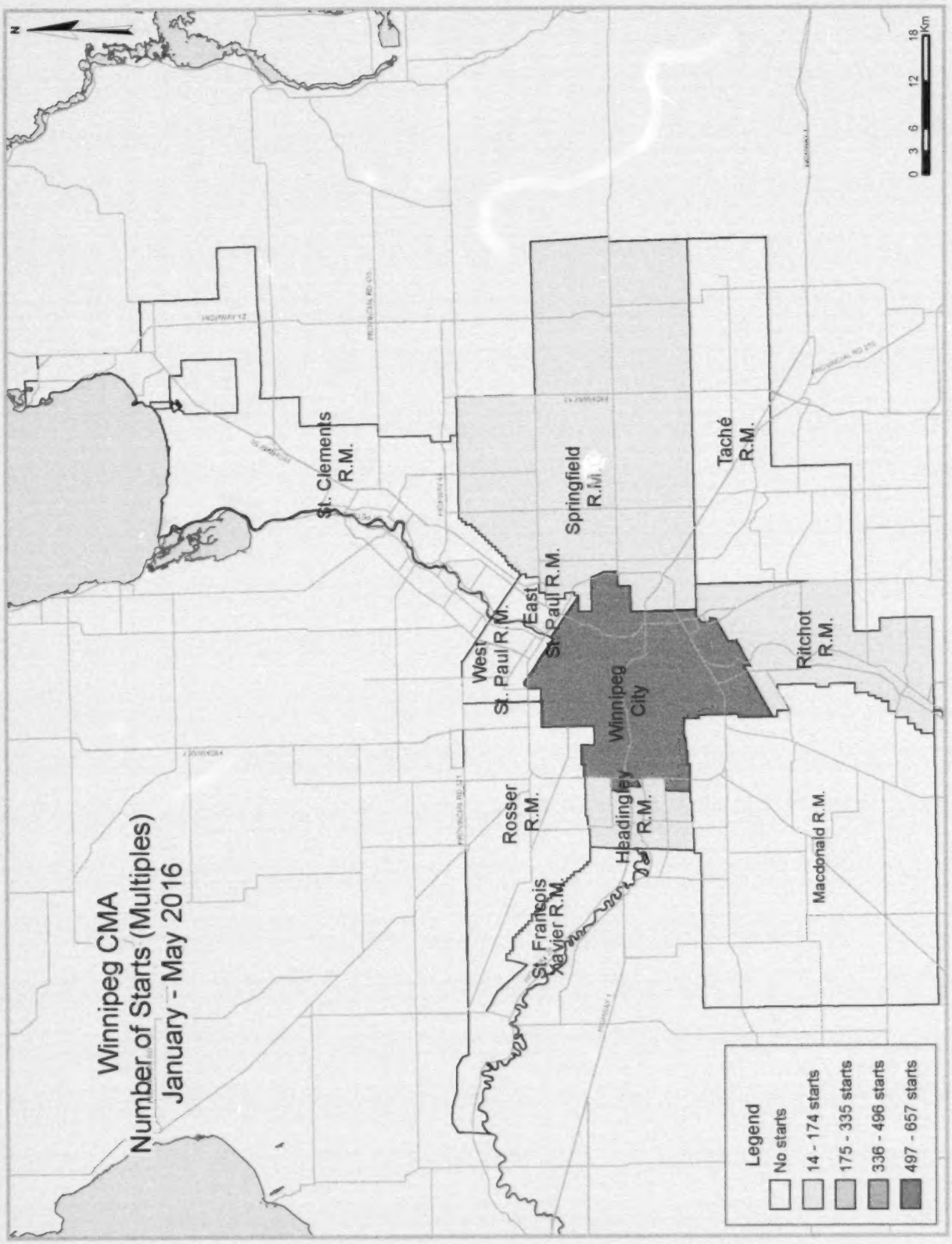
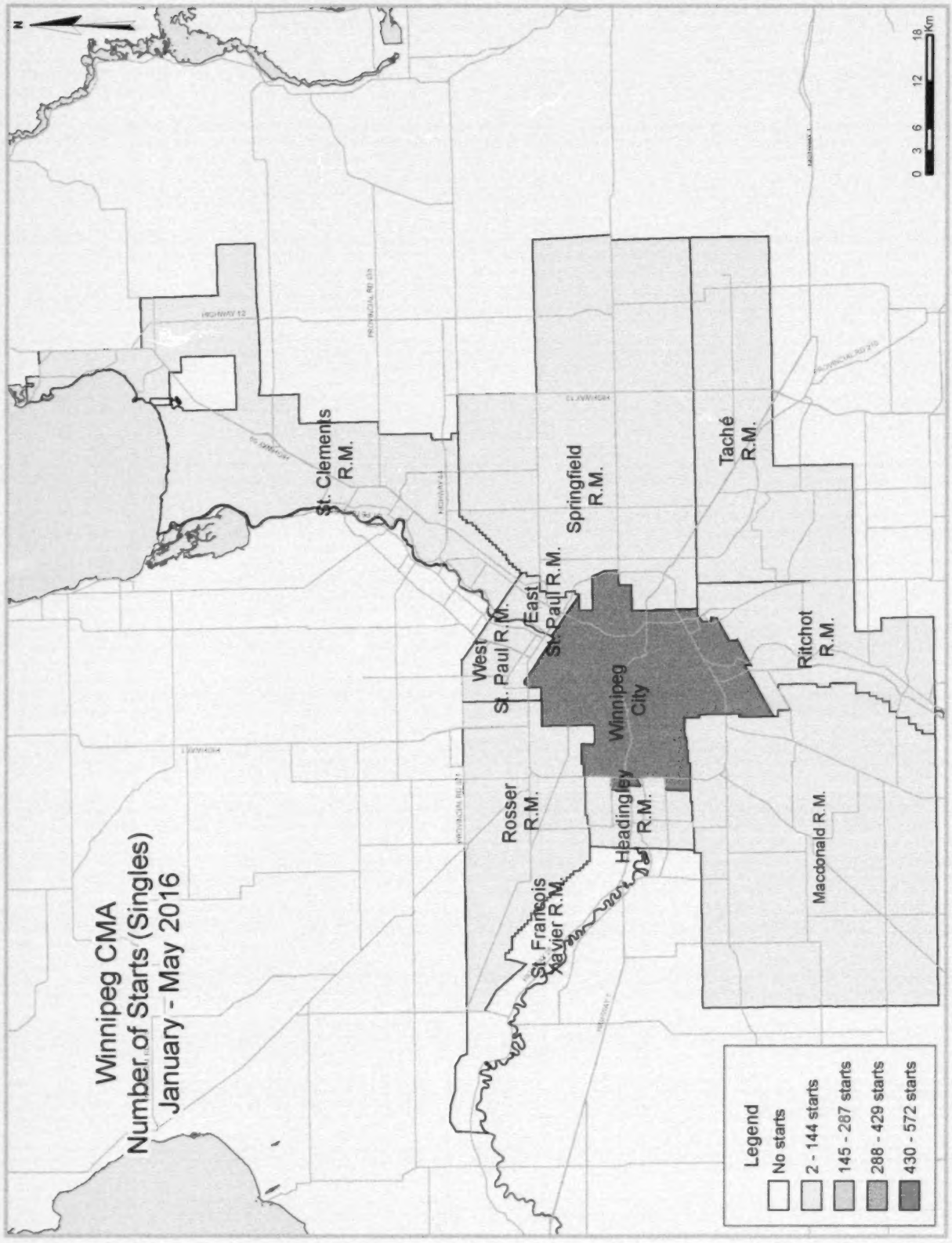
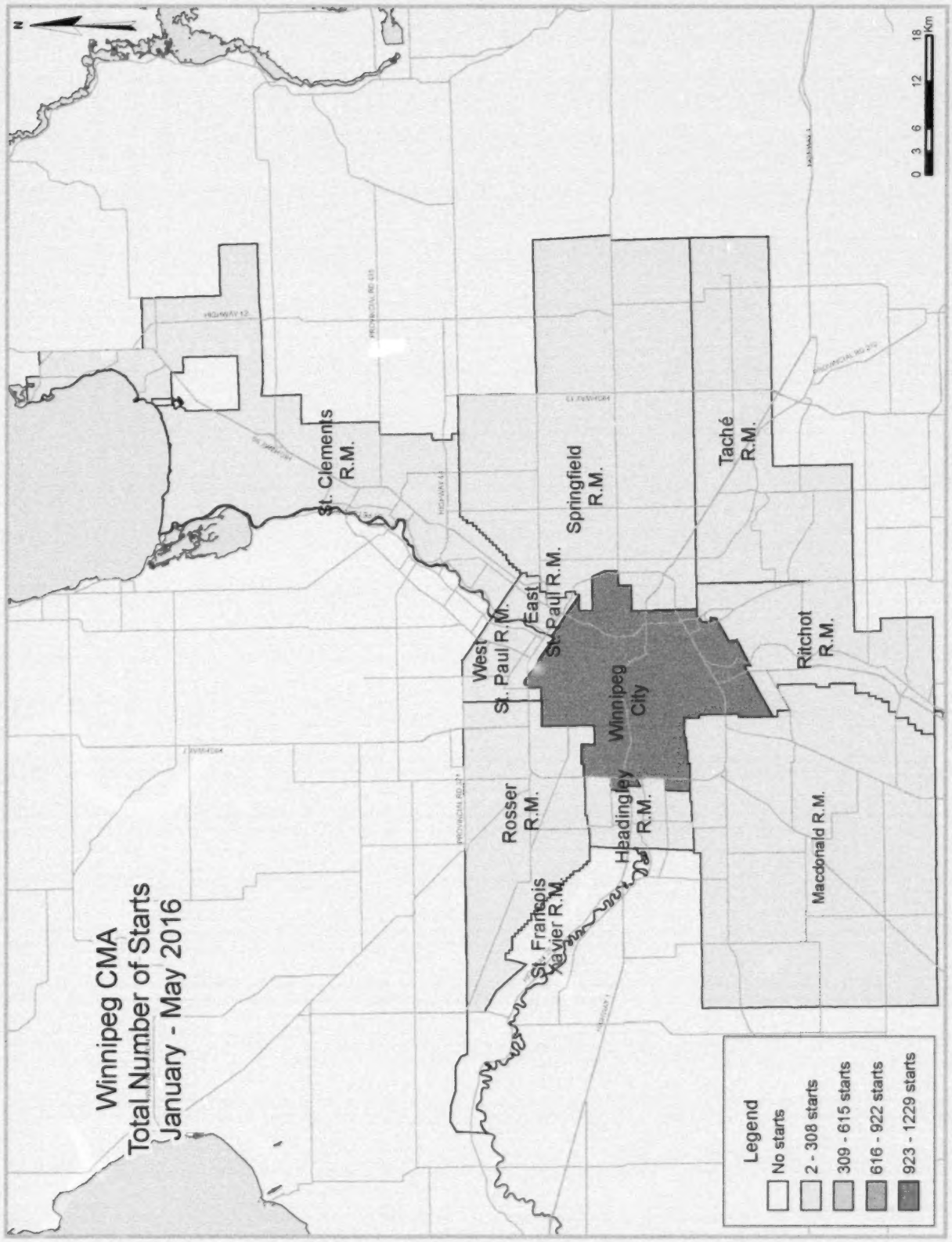

Winnipeg CMA
Number of Starts (Multiples)
May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
3 - 76 starts
77 - 149 starts
150 - 223 starts


Winnipeg CMA
Number of Starts (Singles)
May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 35 starts
36 - 69 starts
70 - 103 starts
104 - 138 starts


Winnipeg CMA
Total Number of Starts
May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 91 starts
92 - 181 starts
182 - 271 starts
272 - 361 starts


Winnipeg CMA
Number of Starts (Multiples)
January - May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
14 - 174 starts
175 - 335 starts
336 - 496 starts
497 - 657 starts


Winnipeg CMA
Number of Starts (Singles)
January - May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
Macdonald R.M.
St. François Xavier R.M.
Legend
No starts
2 - 144 starts
145 - 287 starts
288 - 429 starts
430 - 572 starts


Winnipeg CMA
Total Number of Starts
January - May 2016
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 308 starts
309 - 615 starts
616 - 922 starts
923 - 1229 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) May 2016		
Winnipeg CMA[1]	April 2016	May 2016
Trend[2]	3,318	3,588
SAAR	3,480	4,571
	May 2015	May 2016
Actual		
May - Single-Detached	120	158
May - Multiples	84	240
May - Total	204	398
January to May - Single-Detached	597	690
January to May - Multiples	972	708
January to May - Total	1,569	1,398

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2016	158	16	0	0	41	14	0	169	398
May 2015	120	12	0	0	72	0	0	0	204
% Change	31.7	33.3	n/a	n/a	-43.1	n/a	n/a	n/a	95.1
Year-to-date 2016	690	70	0	0	120	182	21	315	1,398
Year-to-date 2015	597	68	0	0	110	159	48	587	1,569
% Change	15.6	2.9	n/a	n/a	9.1	14.5	-56.3	-46.3	-10.9
UNDER CONSTRUCTION									
May 2016	997	126	12	1	210	1,192	81	2,158	4,777
May 2015	1,033	92	4	0	348	1,591	73	1,184	4,325
% Change	-3.5	37.0	200.0	n/a	-39.7	-25.1	11.0	82.3	10.5
COMPLETIONS									
May 2016	120	8	0	0	24	20	0	0	172
May 2015	158	10	0	1	30	155	2	300	656
% Change	-24.1	-20.0	n/a	-100.0	-20.0	-87.1	-100.0	-100.0	-73.8
Year-to-date 2016	682	102	0	0	110	124	27	107	1,152
Year-to-date 2015	815	62	7	4	74	329	8	444	1,743
% Change	-16.3	64.5	-100.0	-100.0	48.6	-62.3	**	-75.9	-33.9
COMPLETED & NOT ABSORBED									
May 2016	216	36	1	2	54	303	n/a	n/a	612
May 2015	282	26	6	2	81	248	n/a	n/a	645
% Change	-23.4	38.5	-83.3	0.0	-33.3	22.2	n/a	n/a	-5.1
ABSORBED									
May 2016	148	23	0	0	29	42	n/a	n/a	242
May 2015	177	5	0	1	20	141	n/a	n/a	344
% Change	-16.4	**	n/a	-100.0	45.0	-70.2	n/a	n/a	-29.7
Year-to-date 2016	713	102	3	0	142	232	n/a	n/a	1,192
Year-to-date 2015	768	39	1	4	73	229	n/a	n/a	1,114
% Change	-7.2	161.5	200.0	-100.0	94.5	1.3	n/a	n/a	7.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
May 2016	138	16	0	0	38	0	0	169	361
May 2015	98	12	0	0	72	0	0	0	182
East St. Paul R.M.									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	0	0	0	0	0	0	0	0	0
Headingley R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
MacDonald R.M.									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
May 2016	4	0	0	0	0	14	0	0	18
May 2015	4	0	0	0	0	0	0	0	4
Rosser R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2016	4	0	0	0	0	0	0	0	4
May 2015	6	0	0	0	0	0	0	0	6
St. Francois Xavier R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2016	6	0	0	0	3	0	0	0	9
May 2015	3	0	0	0	0	0	0	0	3
Tache R.M.									
May 2016	1	0	0	0	0	0	0	0	1
May 2015	6	0	0	0	0	0	0	0	6
West St. Paul R.M.									
May 2016	1	0	0	0	0	0	0	0	1
May 2015	2	0	0	0	0	0	0	0	2
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2016	158	16	0	0	41	14	0	169	398
May 2015	120	12	0	0	72	0	0	0	204

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
May 2016	800	116	8	1	204	1,154	54	2,158	4,495
May 2015	774	84	4	0	348	1,547	67	1,184	4,008
East St. Paul R.M.									
May 2016	24	0	0	0	0	0	0	0	24
May 2015	38	0	0	0	0	0	0	0	38
Headingley R.M.									
May 2016	12	0	0	0	0	0	21	0	33
May 2015	14	0	0	0	0	0	0	0	14
MacDonald R.M.									
May 2016	36	0	0	0	0	0	0	0	36
May 2015	32	0	0	0	0	0	0	0	32
Ritchot R.M.									
May 2016	20	2	0	0	0	14	6	0	42
May 2015	22	2	0	0	0	44	6	0	74
Rosser R.M.									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2016	37	0	0	0	0	0	0	0	37
May 2015	39	0	0	0	0	0	0	0	39
St. Francois Xavier R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	5	0	0	0	0	0	0	0	5
Springfield R.M.									
May 2016	30	8	0	0	6	0	0	0	44
May 2015	35	6	0	0	0	0	0	0	41
Tache R.M.									
May 2016	13	0	4	0	0	24	0	0	41
May 2015	25	0	0	0	0	0	0	0	25
West St. Paul R.M.									
May 2016	23	0	0	0	0	0	0	0	23
May 2015	49	0	0	0	0	0	0	0	49
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2016	997	126	12	1	210	1,192	81	2,158	4,777
May 2015	1,033	92	4	0	348	1,591	73	1,184	4,325

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
May 2016	94	8	0	0	24	20	0	0	146
May 2015	102	10	0	1	30	155	0	300	598
East St. Paul R.M.									
May 2016	3	0	0	0	0	0	0	0	3
May 2015	9	0	0	0	0	0	0	0	9
Headingley R.M.									
May 2016	2	0	0	0	0	0	0	0	2
May 2015	3	0	0	0	0	0	0	0	3
Macdonald R.M.									
May 2016	8	0	0	0	0	0	0	0	8
May 2015	1	0	0	0	0	0	0	0	1
Ritchot R.M.									
May 2016	3	0	0	0	0	0	0	0	3
May 2015	4	0	0	0	0	0	0	0	4
Rosser R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
May 2016	3	0	0	0	0	0	0	0	3
May 2015	9	0	0	0	0	0	0	0	9
St. Francois Xavier R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Springfield R.M.									
May 2016	6	0	0	0	0	0	0	0	6
May 2015	19	0	0	0	0	0	2	0	21
Tache R.M.									
May 2016	1	0	0	0	0	0	0	0	1
May 2015	8	0	0	0	0	0	0	0	8
West St. Paul R.M.									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	3	0	0	0	0	0	0	0	3
First Nations									
May 2016	0	0	0	0	0	0	0	0	0
May 2015	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
May 2016	120	8	0	0	24	20	0	0	172
May 2015	158	10	0	1	30	155	2	300	656

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
May 2016	174	32	0	2	54	284	n/a	n/a	546
May 2015	226	22	0	2	69	218	n/a	n/a	537
East St. Paul R.M.									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	5	0	0	0	0	0	n/a	n/a	5
Headingley R.M.									
May 2016	2	0	0	0	0	0	n/a	n/a	2
May 2015	1	0	0	0	0	0	n/a	n/a	1
MacDonald R.M.									
May 2016	13	0	0	0	0	0	n/a	n/a	13
May 2015	14	0	0	0	4	0	n/a	n/a	18
Ritchot R.M.									
May 2016	5	0	0	0	0	5	n/a	n/a	10
May 2015	11	0	0	0	8	0	n/a	n/a	19
Rosser R.M.									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2016	3	0	0	0	0	0	n/a	n/a	3
May 2015	4	0	0	0	0	0	n/a	n/a	4
St. Francois Xavier R.M.									
May 2016	1	0	0	0	0	0	n/a	n/a	1
May 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
May 2016	8	4	1	0	0	0	n/a	n/a	13
May 2015	10	4	3	0	0	0	n/a	n/a	17
Tache R.M.									
May 2016	2	0	0	0	0	14	n/a	n/a	16
May 2015	7	0	3	0	0	30	n/a	n/a	40
West St. Paul R.M.									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	3	0	0	0	0	0	n/a	n/a	3
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
May 2016	216	36	1	2	54	303	n/a	n/a	612
May 2015	282	26	6	2	81	248	n/a	n/a	645

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
May 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
May 2016	123	22	0	0	29	37	n/a	n/a	211
May 2015	115	5	0	1	16	141	n/a	n/a	278
East St. Paul R.M.									
May 2016	5	0	0	0	0	0	n/a	n/a	5
May 2015	9	0	0	0	0	0	n/a	n/a	9
Headingley R.M.									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	3	0	0	0	0	0	n/a	n/a	3
MacDonald R.M.									
May 2016	6	0	0	0	0	0	n/a	n/a	6
May 2015	4	0	0	0	1	0	n/a	n/a	5
Ritchot R.M.									
May 2016	2	0	0	0	0	4	n/a	n/a	6
May 2015	3	0	0	0	3	0	n/a	n/a	6
Rosser R.M.									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
May 2016	4	0	0	0	0	0	n/a	n/a	4
May 2015	10	0	0	0	0	0	n/a	n/a	10
St. Francois Xavier R.M.									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
May 2016	7	1	0	0	0	0	n/a	n/a	8
May 2015	20	0	0	0	0	0	n/a	n/a	20
Tache R.M.									
May 2016	1	0	0	0	0	1	n/a	n/a	2
May 2015	6	0	0	0	0	0	n/a	n/a	6
West St. Paul R.M.									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	6	0	0	0	0	0	n/a	n/a	6
First Nations									
May 2016	0	0	0	0	0	0	n/a	n/a	0
May 2015	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
May 2016	148	23	0	0	29	42	n/a	n/a	242
May 2015	177	5	0	1	20	141	n/a	n/a	344

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371
% Change	5.9	-54.5	n/a	**	-23.1	112.8	83.3	29.2	21.4
2006	1,733	22	0	4	117	282	6	613	2,777

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Winnipeg City	138	98	18	12	36	72	169	0	361	182	98.4
East St. Paul R.M.	2	0	0	0	0	0	0	0	2	0	n/a
Headingley R.M.	0	0	0	0	0	0	0	0	0	0	n/a
MacDonald R.M.	2	1	0	0	0	0	0	0	2	1	100.0
Ritchot R.M.	4	4	0	0	0	0	14	0	18	4	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	4	6	0	0	0	0	0	0	4	6	-33.3
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	3	0	0	3	0	0	0	9	3	200.0
Tache R.M.	1	6	0	0	0	0	0	0	1	6	-83.3
West St. Paul R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	158	120	18	12	39	72	183	0	398	204	95.1

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	572	490	70	62	104	158	483	746	1,229	1,456	-15.6
East St. Paul R.M.	11	11	0	0	0	0	0	0	11	11	0.0
Headingley R.M.	4	2	0	0	21	0	0	0	25	2	**
MacDonald R.M.	27	18	0	0	0	0	0	0	27	18	50.0
Ritchot R.M.	13	15	2	2	0	0	14	0	29	17	70.6
Rosser R.M.	2	0	0	0	0	0	0	0	2	0	n/a
St. Clements R.M.	20	17	0	0	0	0	0	0	20	17	17.6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	22	23	8	4	6	0	0	0	36	27	33.3
Tache R.M.	10	11	0	0	0	0	0	0	10	11	-9.1
West St. Paul R.M.	9	10	0	0	0	0	0	0	9	10	-10.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	690	597	80	68	131	158	497	746	1,398	1,569	-10.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Winnipeg City	36	72	0	0	0	0	169	0
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	39	72	0	0	14	0	169	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	104	110	0	48	168	159	315	587
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	21	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	110	110	21	48	182	159	315	587

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Winnipeg City	154	110	38	72	169	0	361	182
East St. Paul R.M.	2	0	0	0	0	0	2	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	2	1	0	0	0	0	2	1
Ritchot R.M.	4	4	14	0	0	0	18	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	4	6	0	0	0	0	4	6
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	3	3	0	0	0	9	3
Tache R.M.	1	6	0	0	0	0	1	6
West St. Paul R.M.	1	2	0	0	0	0	1	2
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	174	132	55	72	169	0	398	204

Table 2.5: Starts by Submarket and by Intended Market January - May 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	632	552	282	269	315	635	1,229	1,456
East St. Paul R.M.	11	11	0	0	0	0	11	11
Headingley R.M.	4	2	0	0	21	0	25	2
MacDonald R.M.	27	18	0	0	0	0	27	18
Ritchot R.M.	15	17	14	0	0	0	29	17
Rosser R.M.	2	0	0	0	0	0	2	0
St. Clements R.M.	20	17	0	0	0	0	20	17
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	30	27	6	0	0	0	36	27
Tache R.M.	10	11	0	0	0	0	10	11
West St. Paul R.M.	9	10	0	0	0	0	9	10
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	760	665	302	269	336	635	1,398	1,569

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	% Change
Winnipeg City	94	103	16	10	16	30	20	455	146	598	-75.6
East St. Paul R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
Headingley R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
MacDonald R.M.	8	1	0	0	0	0	0	0	8	1	**
Ritchot R.M.	3	4	0	0	0	0	0	0	3	4	-25.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	3	9	0	0	0	0	0	0	3	9	-66.7
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	6	19	0	2	0	0	0	0	6	21	-71.4
Tache R.M.	1	8	0	0	0	0	0	0	1	8	-87.5
West St. Paul R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	120	159	16	12	16	30	20	455	172	656	-73.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Winnipeg City	508	607	122	44	109	76	231	743	970	1,470	-34.0
East St. Paul R.M.	22	16	0	0	0	0	0	0	22	16	37.5
Headingley R.M.	6	9	0	0	0	0	0	0	6	9	-33.3
MacDonald R.M.	20	23	0	0	0	4	0	0	20	27	-25.9
Ritchot R.M.	9	25	2	2	0	0	0	0	11	27	-59.3
Rosser R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Clements R.M.	37	29	0	0	0	0	0	0	37	29	27.6
St. Francois Xavier R.M.	1	4	0	0	0	0	0	0	1	4	-75.0
Springfield R.M.	38	55	6	18	0	3	0	0	44	76	-42.1
Tache R.M.	16	34	0	0	0	4	0	30	16	68	-76.5
West St. Paul R.M.	24	15	0	0	0	0	0	0	24	15	60.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	682	819	130	64	109	87	231	773	1,152	1,743	-33.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Winnipeg City	16	30	0	0	20	155	0	300
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	0	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	16	30	0	0	20	155	0	300

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	88	70	21	6	124	299	107	444
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	4	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	0	4	0	0	0	30	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	88	81	21	6	124	329	107	444

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015	May 2016	May 2015
Winnipeg City	102	112	44	186	0	300	146	598
East St. Paul R.M.	3	9	0	0	0	0	3	9
Headingley R.M.	2	3	0	0	0	0	2	3
MacDonald R.M.	8	1	0	0	0	0	8	1
Ritchot R.M.	3	4	0	0	0	0	3	4
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	3	9	0	0	0	0	3	9
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	6	19	0	0	0	2	6	21
Tache R.M.	1	8	0	0	0	0	1	8
West St. Paul R.M.	0	3	0	0	0	0	0	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	128	168	44	186	0	302	172	656

Table 3.5: Completions by Submarket and by Intended Market
January - May 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Winnipeg City	604	647	234	373	132	450	970	1,470
East St. Paul R.M.	22	16	0	0	0	0	22	16
Headingley R.M.	6	9	0	0	0	0	6	9
MacDonald R.M.	20	23	0	4	0	0	20	27
Ritchot R.M.	11	27	0	0	0	0	11	27
Rosser R.M.	1	2	0	0	0	0	1	2
St. Clements R.M.	37	29	0	0	0	0	37	29
St. Francois Xavier R.M.	1	4	0	0	0	0	1	4
Springfield R.M.	42	74	0	0	2	2	44	76
Tache R.M.	16	38	0	30	0	0	16	68
West St. Paul R.M.	24	15	0	0	0	0	24	15
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	784	884	234	407	134	452	1,152	1,743

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
May 2016	30	24.8	49	40.5	18	14.9	8	6.6	16	13.2	121	-	-
May 2015	30	26.3	25	21.9	17	14.9	21	18.4	21	18.4	114	400,000	421,708
Year-to-date 2016	124	24.3	176	34.4	83	16.2	55	10.8	73	14.3	511	-	412,349
Year-to-date 2015	115	20.9	143	26.0	108	19.6	89	16.2	96	17.4	551	400,000	427,677
East St. Paul R.M.													
May 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	662,933
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Headingley R.M.													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	2	25.0	0	0.0	2	25.0	4	50.0	8	-	-
MacDonald R.M.													
May 2016	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
May 2015	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	-	428,727
Year-to-date 2016	3	13.6	0	0.0	8	36.4	4	18.2	7	31.8	22	-	506,781
Year-to-date 2015	3	13.0	0	0.0	2	8.7	9	39.1	9	39.1	23	-	481,960
Ritchot R.M.													
May 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
May 2015	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	11.1	8	88.9	0	0.0	0	0.0	0	0.0	9	-	-
Year-to-date 2015	9	64.3	4	28.6	0	0.0	0	0.0	1	7.1	14	-	338,713
Rosser R.M.													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
May 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2015	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	-	-
Year-to-date 2015	4	50.0	0	0.0	1	12.5	1	12.5	2	25.0	8	-	-
St. Francois Xavier R.M.													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
May 2016	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	-	-
May 2015	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	-	445,975
Year-to-date 2016	2	15.4	3	23.1	7	53.8	0	0.0	1	7.7	13	-	394,975
Year-to-date 2015	9	33.3	5	18.5	5	18.5	2	7.4	6	22.2	27	-	408,325
Tache R.M.													
May 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	7	58.3	4	33.3	1	8.3	0	0.0	0	0.0	12	-	-
Year-to-date 2015	5	62.5	1	12.5	0	0.0	0	0.0	2	25.0	8	-	344,975
West St. Paul R.M.													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	662,500
Year-to-date 2016	0	0.0	2	28.6	0	0.0	0	0.0	5	71.4	7	-	600,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	-	662,500
First Nations													
May 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
May 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
May 2016	31	23.0	53	39.3	19	14.1	10	7.4	22	16.3	135	-	-
May 2015	35	25.0	27	19.3	17	12.1	24	17.1	37	26.4	140	420,000	443,775
Year-to-date 2016	142	24.1	193	32.7	99	16.8	60	10.2	96	16.3	590	-	416,043
Year-to-date 2015	145	22.1	155	23.6	116	17.7	104	15.9	136	20.7	656	420,000	432,565

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2016						
Submarket	May 2016	May 2015	% Change	YTD 2016	YTD 2015	% Change
Winnipeg City	-	421,708	n/a	412,349	427,677	-3.6
East St. Paul R.M.	-	662,933	n/a	-	662,933	n/a
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	428,727	n/a	506,781	481,960	5.2
Ritchot R.M.	-	-	n/a	-	338,713	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	-	445,975	n/a	394,975	408,325	-3.3
Tache R.M.	-	-	n/a	-	344,975	n/a
West St. Paul R.M.	-	662,500	n/a	600,000	662,500	-9.4
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	-	443,775	n/a	416,043	432,565	-3.8

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Winnipeg
May 2016

		Number of Sales	Yr/Yr %	Sales SA	Number of New Listings	New Listings SA	Sales-to-New Listings SA	Average Price ($)	Yr/Yr %	Average Price ($) SA
2015	January	554	4.7	1,043	1,366	1,896	55.0	261,612	-0.4	270,856
	February	624	-3.0	982	1,373	1,857	52.9	266,837	0.8	272,418
	March	957	10.3	1,029	2,179	2,064	49.9	281,269	1.0	273,994
	April	1,212	3.7	1,024	2,550	1,964	52.1	292,456	5.0	281,285
	May	1,404	-5.6	1,047	2,484	1,808	57.9	287,587	0.2	274,697
	June	1,447	-0.5	984	2,392	1,705	57.7	281,349	0.4	274,308
	July	1,328	-5.5	1,015	2,141	1,799	56.4	281,684	4.8	282,384
	August	1,197	10.9	1,066	1,989	1,785	59.7	276,397	2.3	280,142
	September	1,086	-2.8	1,019	2,064	1,804	56.5	274,541	4.0	281,554
	October	1,011	-3.7	1,003	1,679	1,841	54.5	271,759	0.4	273,905
	November	849	10.1	1,044	1,270	1,803	57.9	278,134	4.2	283,770
	December	598	4.2	1,010	686	1,847	54.7	256,900	-5.4	261,212
2016	January	530	-4.3	1,076	1,333	1,950	55.2	273,154	4.4	282,987
	February	773	23.9	1,108	1,557	1,931	57.4	278,087	4.2	283,453
	March	1,001	4.6	1,082	1,980	1,869	57.9	287,692	2.3	280,724
	April	1,313	8.3	1,118	2,310	1,849	60.5	289,384	-1.1	279,747
	May	1,537	9.5	1,077	2,696	1,866	57.7	290,063	0.9	278,648
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,135	4.7		4,918			271,950	0.7	
	Q1 2016	2,304	7.9		4,870			281,125	3.4	
	YTD 2015	4,751	1.1		9,952			281,802	1.5	
	YTD 2016	5,154	8.5		9,876			285,895	1.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
May 2016

		Interest Rates			NHPI, Total, Winnipeg CMA 2007=100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	138.1	124.2	417	6.0	68.5	824
	February	567	2.89	4.74	138.2	125.0	418	6.3	68.8	825
	March	567	2.89	4.74	138.7	126.5	421	6.3	69.1	828
	April	561	2.89	4.64	138.8	126.3	423	6.1	69.3	832
	May	561	2.89	4.64	138.9	126.6	426	6.1	69.6	835
	June	561	2.89	4.64	139.6	127.0	426	6.0	69.6	838
	July	561	2.89	4.64	139.6	126.8	425	6.0	69.3	841
	August	561	2.89	4.64	139.7	127.6	425	5.9	69.2	849
	September	561	2.89	4.64	139.9	127.2	427	5.6	69.1	860
	October	561	2.89	4.64	140.1	127.8	428	5.7	69.2	867
	November	561	3.14	4.64	140.2	127.4	426	5.8	69.0	870
	December	561	3.14	4.64	140.3	126.2	425	6.2	69.0	866
2016	January	561	3.14	4.64	140.5	126.7	423	6.3	68.7	864
	February	561	3.14	4.64	140.5	126.4	424	6.4	68.8	866
	March	561	3.14	4.64	140.9	127.6	425	6.3	68.9	866
	April	561	3.14	4.64		127.8	426	6.3	68.9	864
	May	561	3.14	4.64		128.6	426	6.2	68.7	861
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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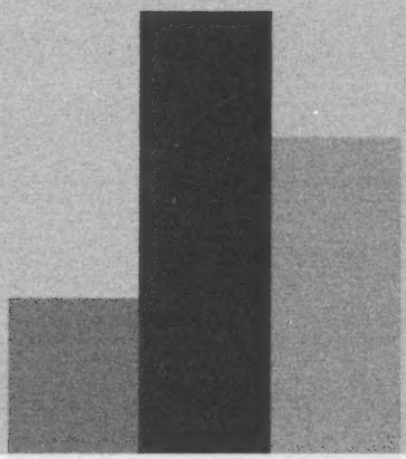

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